

**HAMILTON COUNTY BOARD OF AVIATION COMMISSIONERS
DECEMBER 2, 2003**

The Hamilton County Board of Aviation Commissioners and the Boone County Commissioners met on Monday, December 2, 2003 at Indianapolis Executive Airport, 11329 SR 32, Zionsville, Indiana.

President Larry Jacobi called the meeting to order at 1:00 pm. A quorum was declared present of Larry Jacobi, Tim Tolson, Buddy Pylitt and Paul Spranger. Boone County Commissioners quorum was present of - Georgia "Jo" Baldauf, Byron Lovelss and Betty Lee Cooper.

2003 Encumbrances:

Buddy Pylitt motioned to approve the Encumbrances of 2003 CCD Funds into 2004 for a total of \$158,037.00. Tim Tolson seconded. Motion carried unanimously.

Claims:

Buddy Pylitt motioned to approve payment of claims. Tim Tolson seconded. Motion carried unanimously.

Ramon & Julia VanSickle - \$300,000.00 for Principal payment

Ramon & Julia VanSickle - \$37,000.00 for Interest payment

Michael A. Howard - \$2,000.00 for Legal Representation

AWOS:

Tim Tolson motioned to allow the contractor to set the appropriate elevations for the altimeter and barometer readings for AWOS in the amount of \$1,250.00. Paul Spranger seconded. Motion carried unanimously.

Procedures for Payment of Claims:

Buddy Pylitt motioned to approve the Procedures for Payment of Claims as submitted. Tim Tolson seconded. Motion carried unanimously.

2004 Meeting Schedule:

Buddy Pylitt motioned to approve the 2004 Meeting Schedule. Tim Tolson seconded. Motion carried unanimously.

Proposed Zoning Issues:

Mike Howard stated the Hamilton County Board of Aviation Commissioners have requested changing and amending the Boone County Zoning Ordinance regarding Boone County Airports. Mike stated the amendments would take foreseeable airport upgrades and make them permitted. Some of the permitted upgrades would include construction of hangars, runways and fences. These improvements would be for safety reasons. They would allow more planes, including corporate jets, to have a more convenient place to get in and out of the Indianapolis area. There is an existing 60,000 lb. weight limit for the runways and this limit will not be exceeded when new runways are built. This weight limit will not allow larger planes to land. We anticipate seeing a growth in the number of planes using the airport, but not the size of the planes.

Per state statute anyone who builds within the noise sensitive area will have to include a disclosure statement in the chain of title. The noise sensitive area is 1500' from either side of the runway plus one nautical mile (6,000').

Larry Jacobi stated the proposed zoning change would rezone airports from AG to AZ.

The Boone County Plan Commission has scheduled a public hearing on December 3, 2003 to consider the zone text amendment

Marting Scribner, Senior Planner for the Boone County Plan Commission, reviewed the ordinance as it will be presented at the public hearing.

Jo Bauldauf asked if a restaurant is built, would it require sewer and water? Martin Schribner stated they would need a State permit, and assurances from the State and County Health Departments before any restaurant would be built.

Larry Jacobi stated there are no plans for changes in utilities or to build a restaurant.

Melissa Garrard requested the Boone County Commissioners consider an Airport Overlay Zone and amendments to the Boone County Comprehensive Plan. The public has no easy way to find out what the plans are for the airport. Ms. Garrard presented both Boards with a copy of the American Planning Association Draft for Airport Zoning. She is concerned with the state law regarding disclosures of noise sensitive areas and would like to discuss this in further detail at a later time.

Martin Schribner stated at this time the Overlay District has not been proposed by the Boone County Area Plan Commission

Darren Crouser stated when he moved in to the area he visited the airport and all the information regarding the airport's master plan was available to view.

Larry Jacobi stated a copy of the Capital Improvement Plan (CIP) is on file at the airport and with the FAA. It is updated each year and is public record.

Mike Andreoli applauded both Boards for their effort at looking at the Master Plan. He agrees with Mike Howard that a handle on the zoning for airports is needed. If an airport zone is adopted the Board of Commissioners will have the right to deny residential development. There is a Right to Aviation Law and this should be included in covenants.

Jo Bauldauf stated she would like see a copy of the Right to Aviation Law.

Michael Baker stated he is a realtor and is required to inform any purchaser that the airport exists. This airport will create a revenue stream for Boone County and Hamilton County.

Jill Troha asked if the ordinance is patterned after the Hamilton County Zoning Ordinances, such as for Metro Airport? Mike Howard stated no, Metro Airport is located in Fishers and would have to go to Fishers for zoning. He does not know if Fishers has an ordinance regarding airport zoning.

Chris Schulbert asked what are the limits to the rezone? Mike Howard stated they are the boundaries of the existing property. Martin Scribner stated the actual rezone of the airport has not been initiated. An airport zone would apply to all airports in Boone County. The initial rezone would be for current boundaries as they exist today. Any expansions would have to go to public hearing and then to the Executive Body (Boone County Commissioners).

Jill Troha asked if there will be additional security. Andrea Montgomery stated she is the Security Officer for the airport and meets regularly with the FAA. There is a security plan in place. At this time the FAA does not require fencing in of the entire airport. Fencing and gates are only required for access roads.

Chuck Maranto informed the Board there are motorcycles running on the runways at 2:00 am. He asked if there are plans to charge a fee for take-offs and landing? Larry Jacobi stated no fees will be charged for touch and go's. This is the purpose of general aviation airports.

Hamilton County purchased the airport because there is no assurance that any Hamilton County Airports would stay public and there is a need for a public airport. Mr. VanSickle would have had the right to close the airport when he chose to. Hamilton County wants to keep Indianapolis Executive Airport as a public use airport.

Jill Troha asked if there are plans to build a cargo hangar? Buddy Pylitt stated he received a call during the acquisition process from a private individual requesting information on building a cargo hangar, but he has not spoken to that person since that initial call.

Tim Roebken asked how does the AZ zoning effect Boone County's Master Plan? Jo Bauldauf stated Boone County does not approve the airport master plan. They can expand in their zone area. If they want to expand outside their zoning they will have to go to Boone County Plan Commission.

Betty Lee Cooper asked if Hamilton County would be purchasing Sheridan Airport? Larry Jacobi stated no, it is not for sale. They are only interested in single engine planes.

Betty Lee Copper stated she has spoken to several neighbors of the airport and their only concern was that the training pilots are circling too low. Andrea Montgomery they have hired a Chief Flight Instructor and he will be overseeing the flight instructors and what rules they need to follow. She will pass this information on to him.

Larry Jacobi stated the CIP shows a crosswind east/west runway being built in the future. This runway will be built for safety reasons. No date for construction has been set.

Jo Bauldauf asked that another joint meeting be scheduled in January.

Larry Jacobi thanked everyone for coming and adjourned the meeting.

Present

Larry Jacobi, HCBOAC
Tim Tolson, HCBOAC
Buddy Pylitt, HCBOAC
Paul Spranger, HCBOAC
Georgia "Jo" Bauldauf, Boone County Commissioner
Betty Lee Cooper, Boone County Commissioner
Byron Loveless, Boone County Commissioner
Mike Howard, HCBOAC Attorney
Charles Maranto
Bob Montgomery
Rin Arne
Todd Harper
Kristie Fessel
Melissa Garrard
Mike Andreoli
Martin Scribner
Tom McHaffee
Darren Crouser
Chris Schubert
Jill Troha
Jennifer Reagan
Tim Roebken
Dan Montgomery, Montgomery Aviation
Andrea Montgomery, Montgomery Aviation
Carl Winkler, Montgomery Aviation

Kim Rauch, Recording Secretary

Approved:

Larry Jacobi, President

Date

Kim Rauch, Secretary

Date